

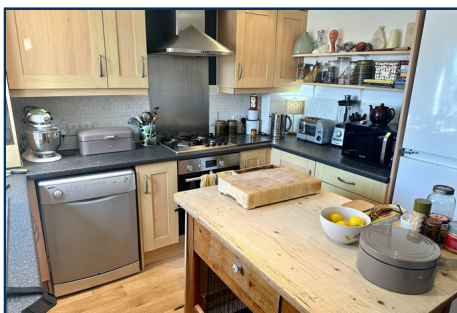


IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Street Barn, Sompting, West Sussex, BN15 0GN

MODERN 3 BEDROOM FAMILY HOUSE WITH SOUTH FACING GARDEN & NO CHAIN

- Three Bedrooms
- Downstairs Cloakroom
- Kitchen/Dining Room
- Master Bedroom With En Suite
- Family Bathroom
- Double Glazed & GFCH
- South Facing Rear Garden
- Private Driveway & Garage

£449,950 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom semi-detached family house in the Sompting area, which was built in 2006 by Hillreed Homes. The accommodation features lounge, downstairs cloakroom, Kitchen/dining room, master bedroom has en-suite dressing room and en-suite shower room, two further bedrooms and family bathroom on the first floor. Outside there is a South facing rear garden, front garden, driveway and garage. Further features include double glazing, gas heating and no ongoing chain. Viewing Highly recommended.

Accommodation in brief comprises:

COVERED ENTRANCE

Front door to -

ENTRANCE HALL

Radiator, door to -

LOUNGE - 4.6m x 3.38m (15' 1" x 11' 1")

Double glazed window, radiator, coved and flat ceiling, under stairs storage cupboard, door to -

INNER HALL

Door to -

DOWNSTAIRS CLOAKROOM

With low level WC, pedestal wash hand basin, radiator, half tiled walls, flat ceiling with spotlights.

DOOR FROM INNER HALL TO -

KITCHEN/DINING ROOM - 4.39m x 3.15m (14' 5" x 10' 4")

Extending in one corner to 12'8" (Maximum measurements). Modern fitted kitchen comprising inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap and cupboards under, plumbing and space for washing machine, space for dishwasher, roll top work surface with cupboards and drawers under with eye level cupboards over, fitted oven with 4-ring gas hob, stainless steel splashback and extractor, space for tall fridge/freezer, part tiled walls, double glazed window overlooking the rear garden, cupboard housing gas fired boiler which supplies domestic hot water and central heating, in the dining area there is two radiators, door giving access to the South facing rear garden.

FROM THE ENTRANCE HALL, STAIRS LEADING TO -

FIRST FLOOR LANDING

Airing cupboard with hot water tank and shelving, radiator, double glazed window, coved and flat ceiling.

BEDROOM TWO - 4.44m x 2.87m (14' 7" x 9' 5")

South facing double glazed window, radiator, flat ceiling, built-in wardrobe with shelf and hanging rail.

BEDROOM THREE - 2.79m x 2.46m (9' 2" x 8' 1")

Double glazed window, radiator, fitted wardrobe with hanging rail and shelf, flat ceiling.

FAMILY BATHROOM

Comprising modern white suite with bath with twin handgrips, low level WC, pedestal wash hand basin, radiator, half tiled walls, tiled floor, flat ceiling with spotlights, extractor.

STAIRS LEADING TO SECOND FLOOR

MASTER BEDROOM - 3.45m x 3.15m (11' 4" x 10' 4")

Double glazed window, eaves storage cupboards, flat ceiling, hatch to loft space, radiator, door to -

EN SUITE DRESSING AREA

Velux style window, flat ceiling with spotlights.

EN SUITE SHOWER ROOM

Comprising corner shower cubicle, low level WC, pedestal wash hand basin, radiator, part tiled walls, Velux style window, flat ceiling with spotlights.

OUTSIDE

SOUTH FACING REAR GARDEN

The rear garden is South facing and mainly laid to lawn with flower, plant and shrub borders, paved patio to the front.

FRONT GARDEN

The front garden is laid to lawn with plant and shrub borders.

BRICK INLAY DRIVEWAY LEADING TO -

GARAGE

With up and over door.

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

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Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.